

PLANNING COMMISSION REPORT



MEETING DATE: June 25, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Osborn Commons

REQUEST

Request to approve a site plan amendment to 52-ZN-1997 on a 1.7 +/- acre parcel located at the northwest corner of Osborn Road and Bishop Lane with Downtown/Office Commercial Type 2 (D/OC-2) zoning.

52-ZN-1997#2

Key Items for Consideration:

- Project provides more residential uses in the Downtown.
- Project consistent with the Downtown Plan and zoning district.
- This proposal is for 48 residential units; previous site plan approved 78 hotel units.
- This proposal is for a 50 ft. high building; previous site plan approved a 47 ft. high building.
- Parking is tucked under the building versus open aired surface parking.
- The proposed use produces fewer morning and afternoon peak hour trips than the hotel use.

Related Policies, References:

52-ZN-1997

OWNER

Dee Ann Skipton

APPLICANT CONTACT

Patrick Logue
Scottsdale Osborn Holding Corporation
480-425-8500

LOCATION

Northwest Corner of Osborn Road &
Bishop Lane, Downtown

BACKGROUND

Zoning.

The site is currently zoned Downtown/Office Commercial, Type 2 (D/OC-2). This district permits multi-family residential housing units. The property has been zoned Downtown/Office Commercial, Type 2 since March 17, 1998. At that time the zoning case also approved a site plan that included a 78-unit hotel.

General Plan.

The Downtown Plan Land Use Element designates the property as Office Commercial. This category encourages a mixture of uses including residential.



Context.

Currently the parcel is vacant with no improvements. The parcel is located in the southern portion of Downtown, 250 feet west of the northwest corner of Scottsdale and Osborn Roads. The site is bordered by 6th Street on the north, Osborn Road on the south and Bishop Lane on the east. The site is completely surrounded by Highway Commercial District (C-3) zoned properties. They are as follows:

- North: Staples (beyond 6th Street)
- East: Walgreen's (beyond Bishop Lane)
- South: Olive Garden (beyond Osborn Road)
- West: Mexican Tile Store (adjacent)

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

This application is for a site plan modification. The applicant proposes to change the original approved site plan, which included a 78-unit hotel. The proposed site plan replaces the hotel with a 48-unit residential building. The Downtown/Office Commercial, Type 2 zoning of the property will remain the same. The following describes the proposed site modifications:

Building Placement and Parking

- *Approved* - The hotel building is placed along the eastern property line adjacent to Bishop Lane and the surface parking lot between the building and the western property line. This configuration allowed the building to be closer to Bishop Lane rather than off the street like a suburban-style development.
- *Proposed* – The site will be covered with an on-grade parking structure. The residential units will be built on three levels above the structure, which will be integrated into the building design. This configuration allows all three sides of the building to be closer to all three adjacent streets (Bishop Lane, Osborn Road, and 6th Street).

Driveways

- *Approved* - The site has one access driveway along 6th Street at the north portion of the parcel and one along Osborn Road at the south. Both driveways are aligned to create an internal driving lane that bisects the parcel.
- *Proposed* – The parking structure will have one access driveway located along Bishop Lane at the eastern property line. The location will also give pedestrians access to the building.

Height and Density

- *Approved* – The zoning district allows hotel uses to go up to 72 feet and eight stories. The hotel building is approved to a maximum of 47 feet. The maximum FAR allowed in the district is 1.20 and the project was approved at 0.84.
- *Proposed* – The zoning district allows residential uses to go up to 50 feet and five stories. The applicant proposes to build to the maximum of 50 feet. The maximum FAR allowed in the district is 1.20 and the proposal is for 1.19.

Development information.

- *Existing Use:* vacant land
- *Proposed Building/Description:* one building with parking integrated on the ground floor
- *Parcel Size:* 1.72 acres
- *Building Height Allowed:* 50 feet, not more than 5 levels
- *Existing Building Height:* n/a
- *Floor Area Allowed:* 1.20 for residential/hotel
- *Floor Area Proposed:* 1.19

IMPACT ANALYSIS

Traffic.

The previously approved hotel site plan will produce less daily trips than the proposed multi-family use; however, the proposed use will produce fewer morning and afternoon peak hour trips than the hotel. Peak hour traffic is typically more relevant than daily traffic in its impact on traffic congestion.

The approved site plan for the hotel has an entrance to Osborn Road and an entrance to 6th Street. The proposed plan for the residential use will have one access point along Bishop Lane. The proposal is preferable, since the project entrance will be to Bishop Lane, which is a lower volume two-lane street, rather than to a busier, five-lane Osborn Road.

The nearby major streets are Osborn Road, Goldwater Boulevard, and Scottsdale Road. These three streets have the capacity for the proposed project. The 27 afternoon peak hour trips and the 20 morning peak hour trips from the proposed residential use can be accommodated by Bishop Lane and the surrounding streets. The applicant and Transportation Department have completed a Trip Generation Report and Traffic Report respectively (see attachment #7).

Parking.

The proposed site plan indicates on-grade parking structure with three stories of residential units above. The 48-unit residential complex requires 72 parking spaces and the site plan provides 83 parking spaces.

Water/Sewer.

Water and sewer lines exist in the city right-of-way. The applicant will tap into those lines.

Schools District comments/review.

Scottsdale Unified School District 48 has been notified of this application. Neither Staff nor the applicant has received any feedback from the school district regarding this project. Staff will provide further correspondence from the School District at the hearing.

Policy implications.

This application is in keeping with two city policies: the application meets the

land use category in the Downtown Plan, and is in keeping with the Downtown Design Guidelines. The Downtown Plan designates properties in the vicinity of the couplet with this category, which is defined as providing a mixture of uses and support services for the Downtown and the rest of the community. The Downtown Guidelines specify that buildings be closer to the streets they adjoin than buildings in suburban-style developments. This configuration creates more visual interest for pedestrians passing the site, and allows pedestrians to easily access sidewalks from the building. The proposed site will have building facades along all three adjacent streets (Bishop Lane, Osborn Road, and 6th Street).

Community involvement.

The applicant has completed the required citizen review report (see attachment #8). A total of six people attended the three open house meetings. The applicant stated that the attendees asked for general information regarding the project and all were in favor. At the time of writing this report, Staff received approximately four phone calls from the public regarding this application. All four calls asked general site information regarding height, parking, setbacks, and time of construction.

Community Impact.

This project has the potential for a variety of community influences. This is the second new residential project proposed in this portion of the Downtown. The Loloma 5 mixed-use project was recently approved along Marshall Way, a block to the north. The city has expressed a goal of integrating more residential development into Downtown. The proposed residential units could help to stimulate reinvestment in this part of Downtown.

Residential uses that are located in densely developed areas often help to create new pedestrian traffic. Pedestrians will be able to travel from the proposed residential uses to businesses, shopping, and entertainment destinations in the hospital campus, along Scottsdale Road, and in West Main/Old Town Scottsdale. New residential uses enhance the customer base for existing uses and even prompt the opening of new uses in Downtown.

The area has a variety of existing residential uses in the area. Approximately 800 feet to the west, along Osborn Road, is a townhouse complex and a couple of apartment buildings. To the southwest and northwest, approximately 600 feet to each, are some condominium complexes. The proposed project is another addition to the existing residential uses in the area.

**STAFF
RECOMMENDATION**

**RESPONSIBLE
DEPT(S)**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Bill Verschuren
Senior Planner
480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

Bill Verschuren
Senior Planner
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Report/Trip Generation Comparison
8. Citizen Involvement
9. Approved Site Plan (52-ZN-97)
10. Proposed Site Plan



City of Scottsdale PROJECT NARRATIVE



- ☐ Rezoning ☐ Other
☐ Use Permit
☐ Development Review
☐ Master Sign Programs
☐ Variance

Case # _____ / 496 -PA- 01

Project Name Osborn Commons

Location 7126 East Osborn Road
Scottsdale Osborn

Applicant Holding Corporation

SITE DETAILS

Proposed/Existing Zoning: D/OC-2

Use: Apartments

Parcel Size: 1.18 acres

☐ Gross Floor Area ☒ Total Units: 48

☐ Floor Area Ratio ☒ Density: 40/net acre

Parking Required: 72

Parking Provided: 83

Of Buildings: 1

Height: 47'

Setbacks: N- _____ S- _____

E- _____ W- _____

In the following space, please describe the project or the request

The request is for a site plan amendment to the current zoning stipulation approved under zoning case number 52-ZN-97. The original site stipulation was for a 78 room extended-stay hotel.

This request is for a site plan change for a 48 unit apartment community, consisting of parking on-grade, with three stories of residential units above.

**APPLICANT
SUBMITTED
DOCUMENT**

(If an additional page(s) is necessary, please attach.)

52-ZN-1997#2
3/7/2003



Q.S.
16-44

G.I.S. ORTHOPHOTO 2002



Osborn Commons Apartments

52-ZN-1997#2

ATTACHMENT #2

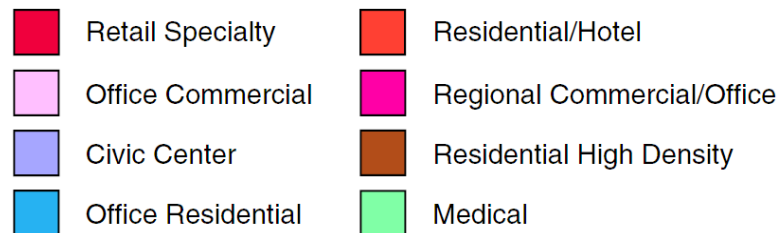
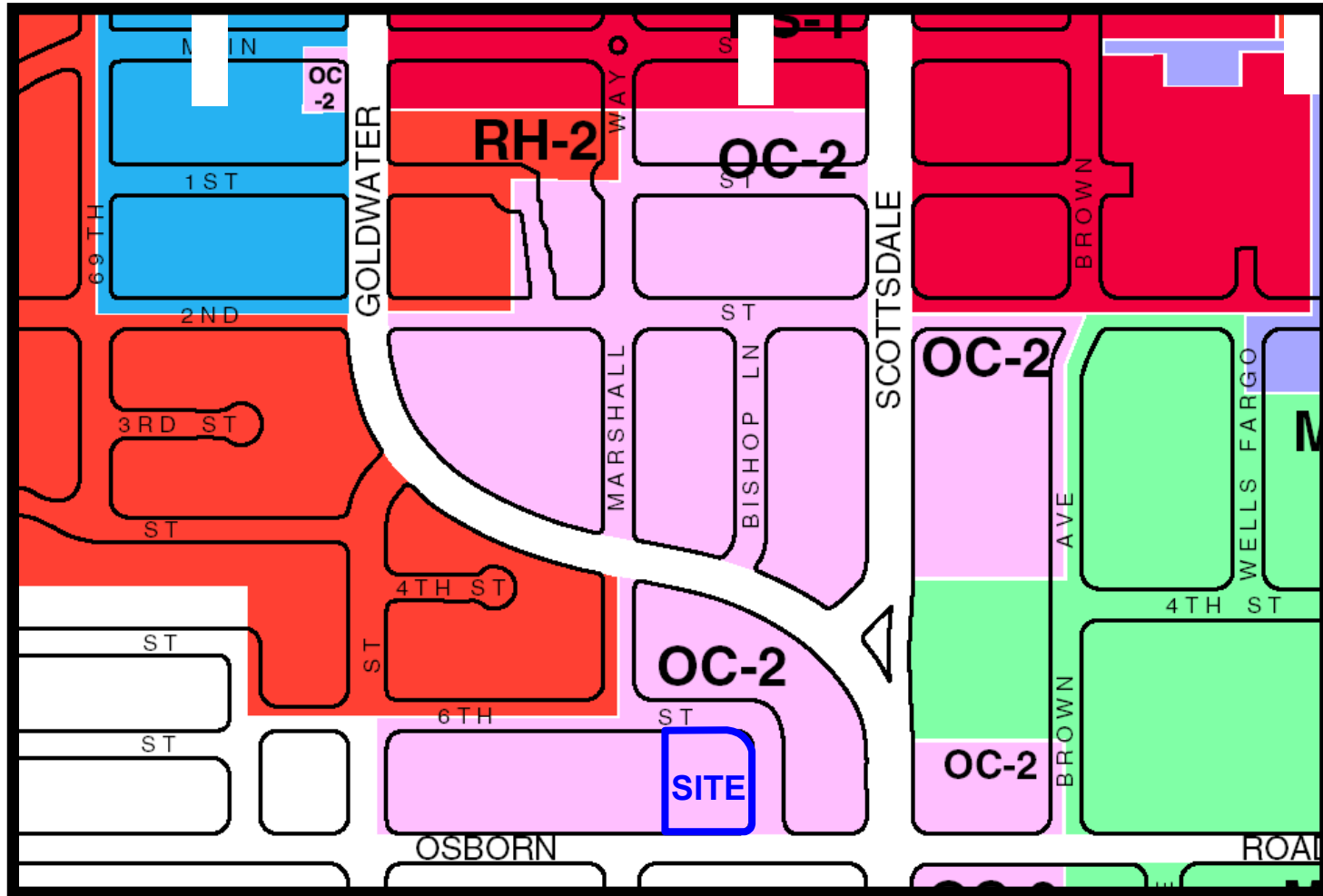


Osborn Commons Apartments

52-ZN-1997#2

ATTACHMENT #2A

Downtown General Plan



52-ZN-1997#2
ATTACHMENT #3

STIPULATIONS FOR CASE 52-ZN-1997#2

PLANNING/ DEVELOPMENT

1. RESIDENTIAL USE. The development shall conform to the residential land use site plan, as proposed by proposed by Acanthus Architecture & Planning and dated 16 April 2003. Any proposed significant change in use, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council. The subsequent stipulations take precedence over the submitted site plan.
2. DEVELOPMENT REVIEW BOARD. With the Development Review Board submittal, the developer shall revise the site plan to conform to the Schedule B Site development standards of the Downtown District, to the satisfaction of City staff.

CIRCULATION

1. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Osborn Road, Bishop Lane, 6th Street - The developer shall dedicate a one foot wide vehicular non-access easement on these streets except at the approved street entrance and the two emergency access points.
 - b. Bishop Lane - There shall be a maximum of one site driveway to this development; it shall be from Bishop Lane.
 - c. Emergency access - There shall be emergency access to Osborn Road and 6th Street.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - b. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - c. Include a complete description of requirements relating to project phasing.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.

3. **STORM WATER STORAGE REQUIREMENT.** On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. Before the improvement plan submittal to Plan Review and Permit Services, the developer shall have obtained the waiver approval.
4. **DRAINAGE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

VERIFICATION OF COMPLIANCE

1. **REQUIRED SPECIAL INSPECTIONS.** Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections, and the developer shall have passed the Special Inspections to the satisfaction of city staff. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. **CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT.** Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams,

berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site.
4. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WASTEWATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site.
4. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
 3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
 4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
 5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
 6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.

- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

ADDITIONAL INFORMATION FOR CASE 52-ZN-1997 #2

PLANNING/DEVELOPMENT

1. **DENSITY CONTINGENCIES.** The approved density for each parcel may be decreased due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - b. improvement plans for common open space, common buildings and/or walls, and amenities,

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

Osborn Commons
52-ZN-97#2
Transportation Report

New Site Plan:

From – 78 hotel units
To – 48 apartment units

Location:

Northwest quadrant, intersection of Osborn Road and Bishop Lane

General

This site was approved for 78 hotel units with a prior zone change request. The site plan has changed to propose 48 apartment units instead of the 78 hotel units. The parking and public street access points have been revised.

Trip Generation

The proposed project has three stories over a parking area. The ITE Trip Generation manual differentiates between low rise and mid rise apartments, with low rise being one or two stories and mid-rise, three to ten. Since there are only peak hour and no daily trip rates for mid rise apartments in the manual, the low-rise daily trip rate is used. The average of low rise and high-rise is used for the morning peak hour and afternoon peak hour.

Project	AM Peak Hour	PM Peak Hour	Daily
78 unit hotel	45	49	330
48 apartment units	20	27	634

Using the approach, above, the current hotel site plan produces less daily trips than the proposed apartments. The proposed apartments produce fewer morning and afternoon peak hour trips than the hotel. Peak hour traffic is typically more relevant than daily traffic in its impact on traffic congestion.

Access

The prior site plan for the hotel had an entrance to Osborn Road and an entrance to 6th Street. The new plan will have one access point. This one access will be to Bishop Lane, with emergency only access to Osborn Road and 6th Street. From this site, full, left turn, access to Goldwater Boulevard is obtained via 6th Street and 70th Street, and access to Scottsdale Road is via Osborn Road. It is preferable to have the project entrance, as now proposed, to the lower volume two lane street, Bishop Lane, rather than to the busier, 5 lane, Osborn Road

Capacity

Nearby major streets are Osborn Road, Goldwater Boulevard and Scottsdale Road. Osborn Road, with a daily volume of approximately 10,000 vehicles per day, carries less than half of its 30,000 capacity. Goldwater Boulevard carries 22,000 vehicles per day, with a capacity of 35,000. Scottsdale Road carries 49,000 with a capacity of 55,000. Bishop Lane and 6th Street are low volume two lane streets constructed to the local commercial standard. The area street system has the capacity for the proposed project. The 27 afternoon peak hour trips and the 20 morning peak hour trips from the proposed apartments can be well accommodated by the two lane Bishop Lane and the surrounding streets.

4/28/03



D.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING

DAVID J. NYKORCHUK, R.L.S.
President
WILLIAM E. COLLINGS, P.E., R.L.S.
Vice-President
GEORGE W. KRALL, P.E.
Associate

TRIP GENERATION COMPARISON
OSBORN COMMON
1/14/2002

Data Source: 'Trip Generation', 6th Edition- ite (Institute of Transportation Engineers)

Previously Approved Usage- 78 units Suites Hotel

Land Use- 311 (All Suites Hotel)

Proposed Usage- 48 units Condominium- Residential

Land Use- 223 (Mid-Rise Apartment)

<u>Trip Measurement</u>	<u>Suites Hotel</u>	<u>Mid-Rise Apt.</u>
Weekday (vpd)	487	-*
Peak Hour of Adjacent Street- 7 to 9 am (vph)	30	7
Peak Hour of Adjacent Street- 4 to 6 pm (vph)	31	12
Peak Hour AM Generator (vph)	31	8
Peak Hour AM Generator (vph)	31	14
Weekend	-*	-*

* Data not available

Note: Units of Condominiums 38% fewer than Hotel units, Peak Hour Trips are less than half of the previously approved use.



ATTACHMENT #7

CALCULATIONS

LAND USE (311)- ALL SUITES HOTEL 78 UNITS

Weekday	$4.90 \times 78 =$	382 vpd
P.H. Adj. Street 7 to 9am	$0.38 \times 78 =$	30 vph
P.H. Adj. Street 4 to 6pm	$0.40 \times 78 =$	31 vph
AM P.H. Generator	$0.40 \times 78 =$	31 vph
PM P.H. Generator	$0.40 \times 78 =$	31 vph
Weekend	No Data	No Data

LAND USE (233)- MID-RISE APARTMENTS 48 UNITS

Weekday	No Data	No Data
P.H. Adj. Street 7 to 9am	$T=0.409(X)-13.061=0.409(48)-13.061=$	7 vph
P.H. Adj. Street 4 to 6pm	$T=0.483(X)-11.069=0.483(48)-11.069=$	12 vph
AM P.H. Generator	$T=0.464(X)-14.013=0.464(48)-14.013=$	8 vph
PM P.H. Generator	$T=0.534(X)-11.267=0.534(48)-11.267=$	14 vph
Weekend	No Data	No Data

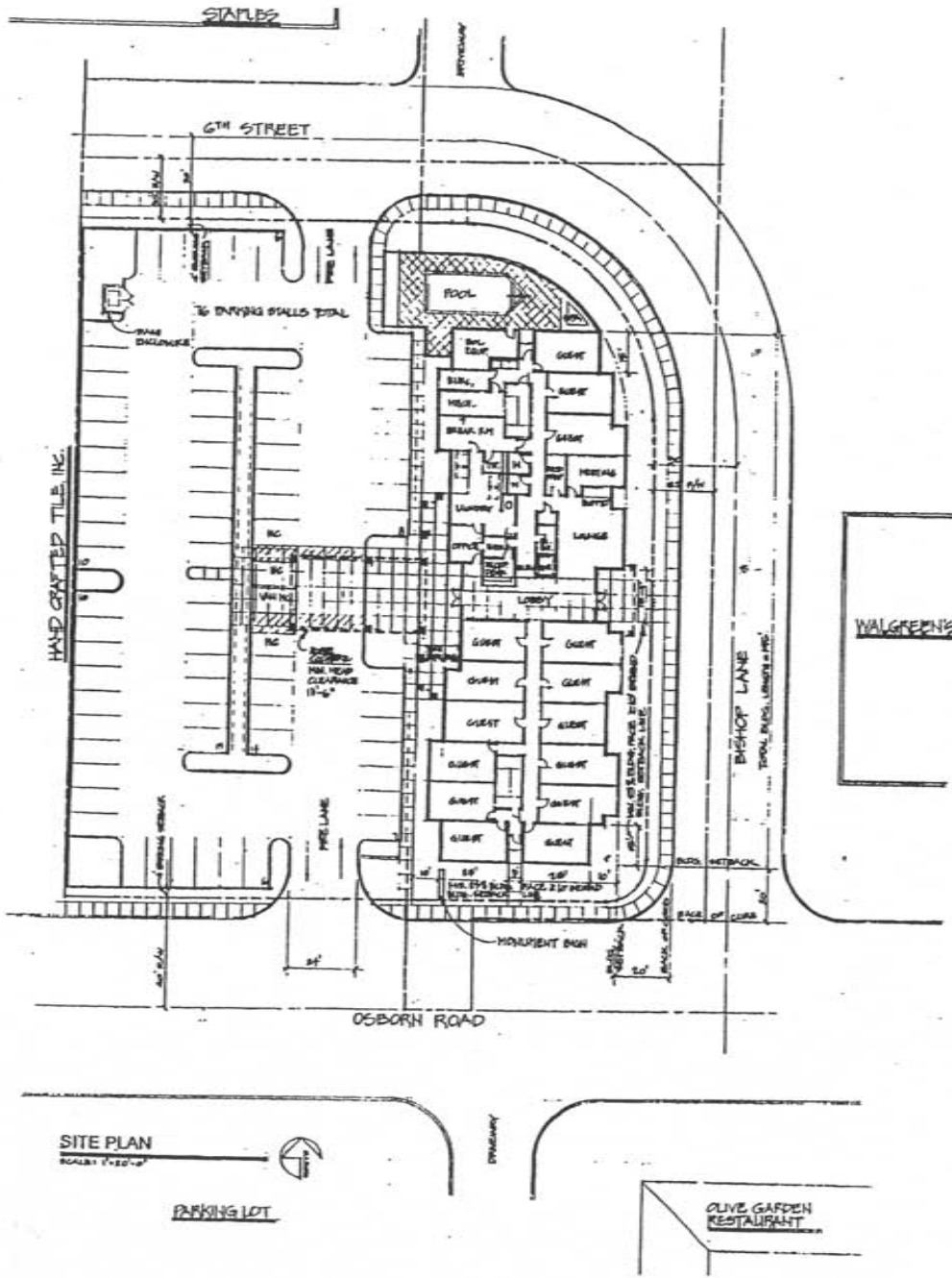


52-ZN-1997#2
Osborn Commons

Attachment #8. Citizen Involvement

This attachment is on file at the City of
Scottsdale Current Planning office, 7447 E
Indian School Road, Suite 105.

52-ZN-97



CSM Corporation
1000 North 10th Street, Suite 100, Scottsdale, Arizona 85257

FAIRFIELD SUITES HOTEL
 OSBORN ROAD &
 BISHOP LANE, N.E.C.
 SCOTTSDALE, ARIZONA



Architects/Planners/Interior Architects
 1000 North 10th Street, Suite 100, Scottsdale, Arizona 85257
 Tel: (602) 944-1100 Fax: (602) 944-1101
 Telex: 154111 Todd Associates, Inc. E-mail: todd@todd.com



PROJECT DATA

LOT AREA: Net Lot Area = 1.19 Acre, 51,726 Sq Ft
Gross Lot Area = 1.72 Acre, 75,125 Sq Ft

ZONING: DIOC-2 Existing Case # 52-ZN-97
Proposed Amendment: Case # 495-PA-01

DENSITY: 40 Units per Net Acre 28 Units per Gross Acre

FLOOR AREA RATIO: 1.19

DWELLING MIX and SQ FT:

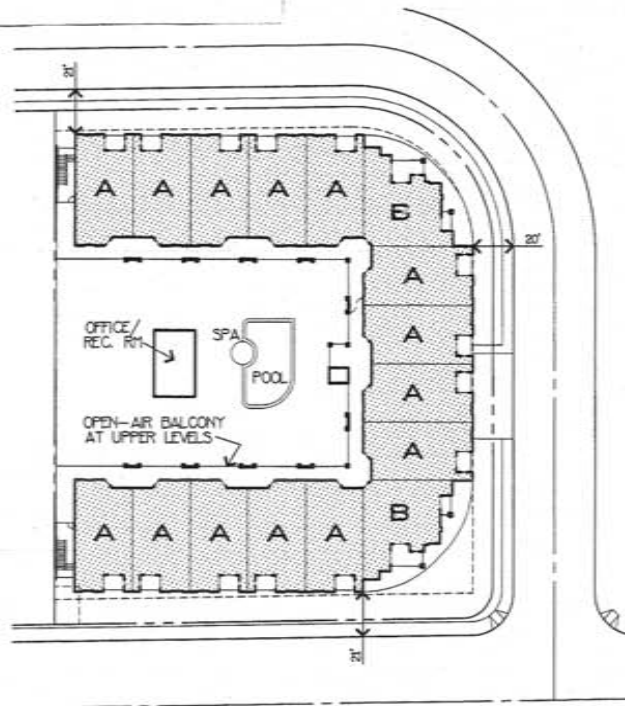
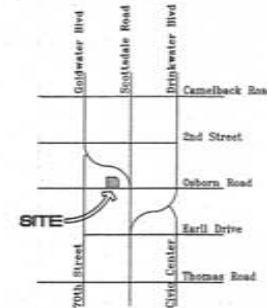
	UBC SF	City Gross SF
A. 67.5 % Two Bedroom: 42 at	1,244 SF	1,277 SF
B. 12.5 % Two Bedroom: 6 at	1,288 SF	1,305 SF
TOTAL UNITS: 48	59,976 SF	61,544 SF

PARKING: Two Bedroom 48 at 1.50 = 72
Spaces Required 72
Spaces Provided 83

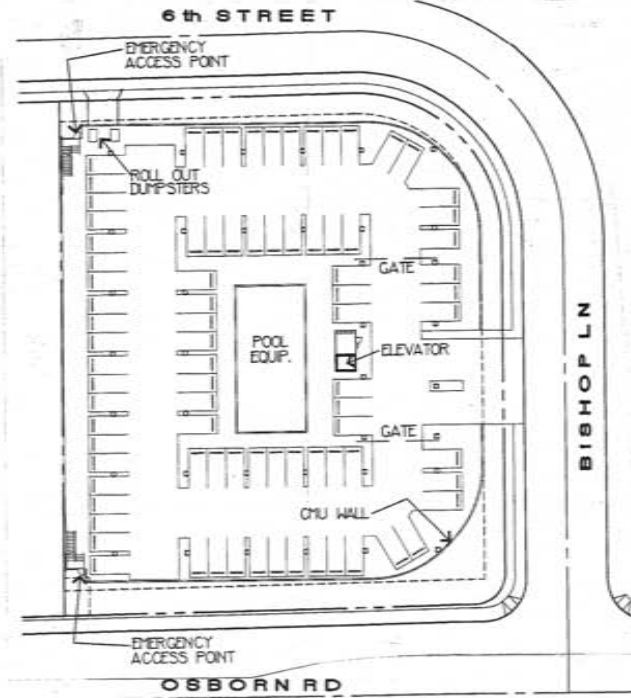
Include: Assigned Spaces 48
Open Spaces 33 at (9' x 19')
Accessible Spaces 2 at (9' x 19') of which 1 is a Van Space

OPEN SPACE: Not Required
Provided: 13,532 SF

SITE LOCATION MAP



DWELLING LEVEL PLAN



GARAGE LEVEL PLAN

PRELIMINARY SITE PLAN

SCALE: 1"=30'



MARK	REVISION



Acanthus Architecture & Planning
4222 N. Twelfth Street Suite 100 Phoenix, Arizona 85018 274-5000

Osborn Commons
7112 East Osborn Rd
Scottsdale - Arizona

Drawn by
PROJECT NUMBER
01004
DATE
MAY 31, 2002
DATE PLOTTED
11/28/01
CADD FILE NAME
1004-SITE

DR
PRELIMINARY
SITE PLAN
52-ZN-1997#2
4/16/2003